



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

Promoting the wise use of

MEETING DATE February 7, 2014 EFFECTIVE DATE February 21, 2014	CONTACT/PHONE Stephanie Fuhs (805) 781-5721 sfuhs@co.slo.ca.us	APPLICANT Alex Santana	FILE NO. DRC2012-00114				
SUBJECT Hearing to consider a request by Alex Santana for a Minor Use Permit to allow construction of a 600 square foot office, restrooms, pay center, and a separate 420 square foot concrete block storage area for an existing recycling center that was approved under Site Plan DRC2010-00063. The project will result in the disturbance of the entire 2,900 square foot parcel. The proposed project is within the Commercial Retail land use category and is located at 1755 17 th Street, between Beach and Ocean Streets in the community of Oceano. The site is in the San Luis Bay (Inland) planning area.							
RECOMMENDED ACTION Approve Minor Use Permit DRC2012-00114 based on the findings listed in Exhibit A and the conditions listed in Exhibit B.							
ENVIRONMENTAL DETERMINATION A Class Three Categorical Exemption was issued on January 8, 2014 (ED13-126).							
LAND USE CATEGORY Commercial Retail	COMBINING DESIGNATION Airport Review, Central Business District	ASSESSOR PARCEL NUMBER 062-083-004	SUPERVISOR DISTRICT(S) 4				
PLANNING AREA STANDARDS: Oceano Specific Plan standards for Commercial Retail land use category, and Airport Review Area Combining Designations standards. <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i>							
LAND USE ORDINANCE STANDARDS: 22.10.140 – Setbacks, and 22.30.390 – Recycling – Collection Stations. <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i>							
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on February 21, 2014, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.							
EXISTING USES: Recycling collection station (temporary).							
SURROUNDING LAND USE CATEGORIES AND USES: <table style="width: 100%;"> <tr> <td style="width: 50%;"><i>North:</i> Commercial Retail - Undeveloped</td> <td style="width: 50%;"><i>East:</i> Commercial Retail - Church</td> </tr> <tr> <td><i>South:</i> Commercial Retail - Market</td> <td><i>West:</i> Commercial Retail – Melodrama Theater</td> </tr> </table>				<i>North:</i> Commercial Retail - Undeveloped	<i>East:</i> Commercial Retail - Church	<i>South:</i> Commercial Retail - Market	<i>West:</i> Commercial Retail – Melodrama Theater
<i>North:</i> Commercial Retail - Undeveloped	<i>East:</i> Commercial Retail - Church						
<i>South:</i> Commercial Retail - Market	<i>West:</i> Commercial Retail – Melodrama Theater						
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Oceano Advisory Council, Public Works, Oceano Community Services District							
TOPOGRAPHY: Mostly level		VEGETATION: Ornamentals					
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Five Cities Fire Authority		ACCEPTANCE DATE: December 2, 2013					

ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT:
 COUNTY GOVERNMENT CENTER γ SAN LUIS OBISPO γ CALIFORNIA 93408 γ (805) 781-5600 γ FAX: (805) 781-1242

DISCUSSION

PROJECT HISTORY

On August 4, 2011, the Planning Commission upheld an appeal by the applicant for a waiver of setback requirements and approved a site plan (DRC2010-00063) for a recycling collection station at this location. The Planning Commission's determined that because the site only fronted on 17th Street with alleys on the north and south sides of the property, there were no "intersections", therefore the 100 foot setback from an intersection standard in the Land Use Ordinance did not apply.

The recycling center was approved with a temporary trailer and wood fencing and no permanent facilities (i.e. restrooms). At the time, the Chief Building Official stated that this "temporary" facility could remain for approximately two years, but building permits would be required for permanent facilities thereafter. This current permit is a request to establish permanent facilities for the recycling and collection station at this location.

This permit request includes an office, pay station, restrooms, and a 420 square foot concrete block fenced storage area. This permit will also allow for construction of public improvements such as curb, gutter and sidewalk in compliance with Land Use Ordinance standards and the Conditions of Approval from the original site plan DRC2010-00063.

PLANNING AREA STANDARDS

Airport Review Area - The project has been conditioned to record an avigation easement prior to issuance of construction permits.

Oceano Urban Area Standards – Applicable standards include: Compliance with the Oceano Specific Plan (more detailed discussion below); curb, gutter and sidewalk improvements are required for within the Commercial Retail land use category for any new structures that increase the valuation of the site by more than 25 percent; Minor Use Permit approval for all new construction; and limitations on uses. As proposed and conditioned, the project meets the standards for the Oceano Urban Area.

Oceano Specific Plan design guidelines for the Commercial Retail land use category –

Orientation – New buildings should be oriented toward the street and avoid large unbroken facades at the street level. *The proposed building is oriented toward 17th Street with doorways facing the street and sidewalk. The front of the building shows planter boxes, windows and awnings to break up the mass of the proposed structure.*

Street Edge – The first floor should be placed at the property line. *The proposed building is placed at the property line along 17th Street.*

Public Spaces – These standards do not apply as this project is located on a small, irregularly shaped parcel where courtyards and other public spaces cannot be feasibly located on the site.

Building Design and Scale – Guidelines include providing for pedestrian orientation, proportion, architectural features and elements such as entries, doors and windows, awnings and canopies, exterior walls and materials, lighting and entrances. *As proposed, the building is 20 feet in height which is consistent with other commercial and residential buildings in the vicinity. The structure includes windows on three sides of the building, planter boxes along the front of the building facing 17th Street, awnings on the front and back sides of the building, front and rear door treatments and landscaping on the north side of the building. The exterior material is smooth stucco with parapet molding at the roof edge.*

LAND USE ORDINANCE STANDARDS

No setbacks are required within the Central Business District in the Commercial Retail land use category.

Section 22.30.390 of the Land Use Ordinance sets forth standards for recycling collection stations, including location, site area, setbacks, parking requirements, design standards and maintenance of the operation (ordinance section attached). *As proposed and conditioned, the project meets these standards.*

STAFF COMMENTS:

There has been concern on behalf of community members regarding the operation, cleanliness, appearance of the center since it began operating in 2011. There have been two code enforcement cases on the site since 2011 regarding condition compliance issues, primarily involving the storage of materials and how often the containers were being moved and cleaned. The last code enforcement case was closed in March 2012. The current proposal provides a more permanent center with a concrete block storage area and office building that complies with the Oceano Specific Plan design guidelines. The proposed project will help to eliminate some of these neighborhood concerns.

COMMUNITY ADVISORY GROUP COMMENTS:

The Oceano Advisory Council has not provided formal comments as of the date of the staff report. They are expected to meet January 27, 2014. Any comments or recommended conditions will be forwarded under separate cover.

AGENCY REVIEW:

Public Works – Reviewed preliminary drainage and flood hazard information and recommended conditions for the project.

Oceano Community Services District – The District intends to serve the project pending construction permit application submittal (see attached e-mail)

Five Cities Fire Authority – No comments received

LEGAL LOT STATUS:

The one lot was legally created by a recorded map at a time when that was a legal method of creating lots.